

MARYLAND HEALTH CARE COMMISSION

Certificate of Need

TO: Catherine Briggs, V.P. Operations
Pyramid Walden Inc.
271 Lakemont Park Boulevard
Altoona, PA 16602

June 18, 2020
(Date)

RE: Pyramid Walden – Joppa Center
Establish 50 bed Level 3.7/3.7-WM
Medically Monitored Intensive Inpatient and
Withdrawal Management (Detoxification)
Program in Joppa, Maryland

20-12-2440
(Docket No.)

PROJECT DESCRIPTION

This Certificate of Need authorizes Pyramid Walden, Inc. (Pyramid Walden) to establish a new Track Two Intermediate Care Facility (“ICF”) in Joppa, Harford County. The proposed program will operate 50 adult treatment and detoxification beds at Level 3.7 and Level 3.7-WM, Medically Monitored Intensive Inpatient and Withdrawal Management (Detoxification) program at 1015 Pulaski Highway.

The total project cost to renovate this space is \$5,194,069, with \$4,220,000 for purchase of the land and building, \$744,089 for the cost of renovations to the building for patient rooms, nursing stations, and administrative space, and the purchase of beds and furnishings for the proposed program, about \$30,000 in CON application and legal fees, and around \$200,000 in working capital start-up costs to cover expenses that include payroll, lease, equipment, and other operational expenses. The applicant will finance the entire cost of this project with cash.

ORDER

The Maryland Health Care Commission reviewed the Staff Report and Recommendation and, based on that analysis and the record in the review, ordered on June 18, 2020 that a Certificate of Need filed by Pyramid Walden, Inc. to establish a new Track Two Intermediate Care Facility with 50 beds for a Level 3.7/3.7-WM Medically Monitored Intensive Inpatient and Withdrawal Management (Detoxification) Program, at 1015 Pulaski Highway in Joppa, Maryland, at a total cost of \$5,194,069 is hereby approved with the following conditions:

1. Pyramid Walden Joppa Facility must receive preliminary accreditation by the Commission on the Accreditation of Rehabilitation Services (CARF) prior to receipt of First Use Approval and must timely receive final accreditation by CARF.

2. Prior to first use approval, Pyramid Walden shall document that it has posted a statement of charges and information regarding the range and types of services provided in a prominent place in the registration area, and that it will provide this information to the public upon request.

PERFORMANCE REQUIREMENTS

In accordance with COMAR 10.24.01.12C(3)(c), this project is subject to the following performance requirements:

1. Obligation of not less than 51 percent of the approved capital expenditure, as documented by a binding construction contract, within 18 months of the date of this Certificate of Need;
2. Initiation of construction no later than four months after the effective date of the binding construction contract; and
3. Documentation that the approved project has been completed, has been licensed, and has met all legal requirements and is providing the approved services no later than 18 months after the effective date of the binding construction contract.

CHANGES TO THE APPROVED PROJECT

Before making any changes to the facts in the Certificate of Need application approved by the Commission, Pyramid Walden, Inc. must notify the Commission in writing and receive Commission approval of each proposed change, including the obligation of any funds above those approved by the Commission in this Certificate of Need, in accordance with COMAR 10.24.01.17. Pursuant to COMAR 10.24.01.17B(2), the project cannot incur capital cost increases that exceed the approved capital cost, inflated by an amount determined by applying the Engineering News Record Building Cost Index published on a quarterly basis by Global Insight in *Health-Care Cost Review*, unless it obtains a modification of this Certificate of Need from the Commission. Instructions for determining the threshold that necessitates Commission review and approval of changes to the capital cost approved in this Certificate of Need are located on the Commission's website: <http://mhcc.maryland.gov/certificateofneed/mdreginflation.pdf>.

DESIGN APPROVAL AND FACILITIES LICENSURE BY DHMH

This CON does not constitute a license or replace any approvals required by the Office of Health Care Quality or others within the Department of Health and Mental Hygiene ("DHMH"). Pyramid Walden, Inc. must provide OHCQ and DHMH with all information required for plan approval and facility licensure, including information pertaining to project design and specifications required for a general hospice and for a hospice house.

QUARTERLY STATUS REPORTS

Pyramid Walden Inc. must submit quarterly status reports to the Commission, beginning September 18, 2020, three months from the date of this Certificate of Need, and continuing, at three-month intervals, until the completion of the project.

REQUEST FOR FIRST USE REVIEW

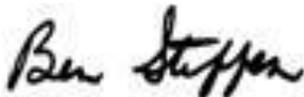
Pyramid Walden, Inc. must request a first use review of the Track Two Intermediate Care Facility from the Commission and the Office of Health Care Quality, including providing proof of Medicare certification. Such request must be in writing, must specify the anticipated date of first use, and must be received not less than 60 days but not more than 120 days before the first use.

The Commission will review the request in consultation with the Office of Health Care Quality, as provided in COMAR 10.24.01.18, to determine whether the project conforms to this Certificate of Need. First use approval does not constitute a license or replace any approvals required by OHCQ or others within DHMH to operate a health care facility. Therefore, Pyramid Walden, Inc. should assure that OHCQ is notified of the imminent completion of the project and should arrange for completion of any inspections and or approvals required by OHCQ in a timely manner. First use approval remains in effect for 90 days. If first use of the a new Track Two Intermediate Care Facility with 50 beds for a Level 3.7 and Level 3.7-WM Medically Monitored Intensive Inpatient and Withdrawal Management (Detoxification) Program does not occur within 90 days of approval, Pyramid Walden, Inc. shall reapply for first use approval.

ACKNOWLEDGEMENT OF RECEIPT OF CERTIFICATE OF NEED

Acknowledgement of your receipt of this Certificate of Need, stating acceptance of its terms and conditions, is required within thirty (30) days.

MARYLAND HEALTH CARE COMMISSION



Ben Steffen
Executive Director

cc: Patricia T. Nay, M.D., Executive Director, Office of Health Care Quality
Will Andalora, Office of Capital Planning, Budgeting, and Engineering Services, DHMH
Russell Moy, M.D., Health Officer, Harford County